

Page 1: PZB Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	353 Sunset LLC-Bruce Weiner
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	515 E. Las Olas Blvd, Suite 860, Ft Lauderdale, FL 33301
E-mail Address	bruceweiner1@gmail.com; jayf@bayshorelg.com
Phone Number	954.766.9930
Proof of Ownership	[<input type="checkbox"/>] Warranty Deed or [<input checked="" type="checkbox"/>] Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Damon T. Ricks / Flynn Engineering Services, PA
Applicant / Agent's Signature	
Address, City, State, Zip	241 Commercial Blvd, LBTS, FL 33308
E-mail Address	dtricks@flynnengineering.com
Phone Number	954.522.1004
Letter of Consent Submitted	see attached

Development / Project Name	353 Sunset Drive Residences
Development / Project Address	Existing: 353/363 Sunset Drive New: 353 Sunset Drive
Legal Description	Riviera 6-17 B Lots 4-6, Block 11, Book 6, Pg 17.
Tax ID Folio Numbers (For all parcels in development)	504212081520, 504212081500
Request / Description of Project	5 Story (8 Unit) Multifamily Residential Project
Applicable ULDR Sections	
Total Estimated Cost of Project	\$ TBD (Including land costs)

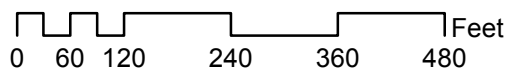
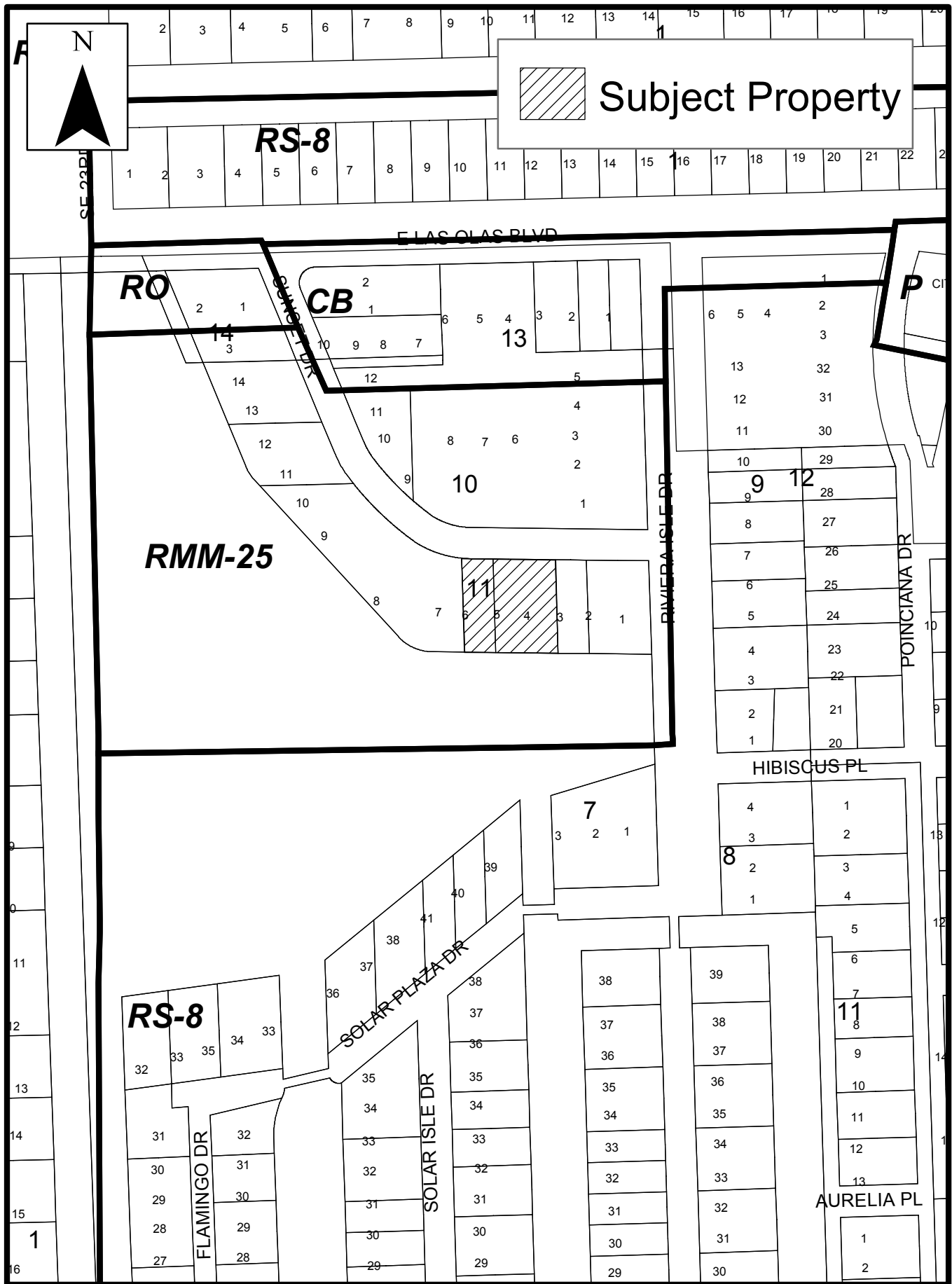
NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 22,200 Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	HIGH (50) RESIDENTIAL
Proposed Land Use Designation	HIGH (50) RESIDENTIAL
Current Zoning Designation	RMM-25
Proposed Zoning Designation	RMM-25
Current Use of Property	RESIDENTIAL (8 TOTAL UNITS)
Residential SF (and Type)	28,860 SF
Number of Residential Units	8 UNITS
Non-Residential SF (and Type)	3,945SF (Garage) , 7,035SF (Common/Service)
Total Bldg. SF (include structured parking)	39,840 GSF
Site Adjacent to Waterway	[<input checked="" type="checkbox"/>] Yes [<input type="checkbox"/>] No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	5,000 SF min.	22,500 net SF/.52 ac
Lot Density	25 d.u./net ac	12 units/ac
Lot Width	150' X 150'	150' x 150'
Building Height (Feet / Levels)	55' MAX.	55' (5 levels)
Structure Length	200' MAX	95'
Floor Area Ratio		1.77
Lot Coverage		8,565 sf (38.1%)
Open Space		22,500-9,150=13,350 (59.3%)
Landscape Area	35% GSF	25.6% (8,023 sf)
Parking Spaces	18	18

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [<input type="text" value="N"/>]	27.5'	28.8'
Side [<input type="text" value="E"/>]	27.5'	28.0'
Side [<input type="text" value="W"/>]	27.5'	28.0'
Rear [<input type="text" value="S"/>]	27.5'	28.4'



R15008

REQUEST: Site Plan Level III Review; 8-unit multi-family residential development with yard modification; Waterway Use

Case Number	R15008	
Applicant	353 Sunset, LLC	
General Location	353/363 Sunset Drive	
Property Size	22,500 SF /.52 Acres	
Zoning	Residential Multifamily Mid Rise District (RMM-25)	
Existing Use	Two Multifamily Buildings to be demolished	
Future Land Use Designation	High	
Applicable ULDR Sections	47-5.36, Table of dimensional requirements for the RMM-25 district 47-23.8, Waterway Use 47-23.11, Modification of Required Yards 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements	
	Required	Proposed
Lot Density	25 units max	16
Lot Size	5,000 min	22,500
Lot Width	50' min	150'
Building Height	55' max	55' to top of rooftop railing
Structure Length	200' max	95'
Landscape Area	35% min	35.6%
Parking	18	18
	Required	Proposed
Setbacks/Yards		
Front (N)	½ Height = 27'6"	27'6"
Side (E)	½ Height = 27'6"	27'6"
Side (W)	½ Height = 27'6"	27'6"
Rear (S)	½ Height = 27'6"	22'8" to building, 7' to pool
Notification Requirements	Sign Notice 15 days prior to meeting	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Randall Robinson, Planner III	

PROJECT DESCRIPTION:

The applicant proposes to construct a project consisting of eight (8) multifamily residential units, located at 353/363 Sunset Drive on Sunset Lake on Riviera Isle. The project consists of a five-story structure, which includes four residential floors constructed over a partially enclosed parking level and a rooftop amenity deck. The applicant is also requesting for the at-grade pool to be placed within the required 20 foot landscape area adjacent to the waterway, and for the pool equipment room and pool bath to be placed within the 27'-6" rear yard setback.

PRIOR REVIEWS:

The Development Review Committee reviewed the proposal on February 10, 2015. All comments have been addressed and are available on file with the Department of Sustainable Development.

REVIEW CRITERIA:

Waterway Use:

Multifamily developments up to 55 feet in height are permitted in the Residential Multifamily Mid Rise/Medium High Density (RMM-25) zoning district on parcels abutting a waterway, provided the criteria outlined for a waterway use, defined further below, are met.

Pursuant to Section 47-23.8., Waterway Use, of the City's Unified Land Development Regulations (ULDR), developments abutting waterways shall be designed to preserve the character of the neighborhood in which they are located, harmonize with other development in the area, and protect and

enhance the scenic quality and tranquility of the waterways. This section also requires a 20-foot landscaped yard adjacent to the existing bulkhead line. The applicant is requesting a modification to this requirement as the proposed pool will be placed seven feet from the seawall. At 22 foot and 4 inches from the rear property line, the building is outside the 20-foot landscaped yard adjacent to the bulkhead line. The project preserves views to the waterway by providing 27 foot and 6 inch side yard setbacks with landscaping that affords light and air between adjacent properties and preserves views to the waterway.

Modification of required yards:

Pursuant to ULDR Section 47-5.36 (Note B), dimensional requirements for the RMM-25 zoning district, a setback of 27 feet and 6 inches (equal to half the height of the building) is required on all sides. The applicant is requesting a yard modification for a pool equipment room and pool bath that project five feet two inches into the required rear yard setback but do not project into 20-foot landscaped yard adjacent to the bulkhead line. The applicant meets the minimum required yard setbacks on the front and side yards.

Pursuant to ULDR Section 47-23.11.A.3, Criteria for modification of required yards, the Planning and Zoning Board may consider a request to modify the required yards provided that by adjustment of yards it is found that there is continuity of architectural features with adjacent properties, which encourages public pedestrian interaction.

No other buildings in the immediate vicinity have pools projecting into the 20-landscaped yard adjacent to the bulkhead line. However, these same adjacent buildings have minimal or no setbacks from the bulkhead line.

The design of the building achieves interest through varied fenestration, including porthole windows, extensive use of glass and modern bahama shutters. The symmetrical façade arrangement gives prominence to the pedestrian entrance which is accented by a small fountain at the top of the steps leading to the sidewalk.

Adequacy and Neighborhood Compatibility:

The properties to the east, west and north of the site are zoned RMM-25, the same zoning district as the subject property, to the south of the property is Sunset Lake. The proposed project is consistent or significantly smaller in size than the adjacent properties. The condominium approximately 10 feet to the west is 12 stories in height and is set back from the street approximately 10' to the porte cochere and approximately 25' to the building. The condominium across the street and north of the development site is 17 stories in height and is set back from the street approximately 20' to its porte cochere and 15' to the building ramp for its parking structure. The property approximately 5 feet to the east of the development site is 2 stories in height and is set back approximately 22' from the street and has back-out parking. The property located 2 properties east of the development site (on the corner of Sunset Drive and Riviera Isle Drive) is 6 stories in height and set back approximately 20' from Sunset Drive and 10' from Riviera Isle Drive. This building also has back out parking along both streets.

The proposed project is 5 stories in height, is set back 27.5' from the street and has all parking for its residents provided internally to the site, thereby eliminating the need for a large surface parking lot and back out parking into the street. When compared to other buildings on this street, the scale of this development is substantially lower in height, bulk and mass.

The applicant has submitted narratives regarding the project's compliance with Section 47-25.3, Adequacy Requirements, and Section 47-25.3, Neighborhood Compatibility Requirements to assist the Planning and Zoning Board in determining if the proposal meets these criteria. The narratives are attached with the site plan and submittal material.

Parking and Circulation:

As per ULDR Sec. 47-20, Parking Requirements, a total of 18 parking spaces are required for the proposed multifamily residential use, as follows:

3-bedroom units @ 2.1 spaces x 4	= 9
4-bedroom units @ 2.2 spaces x 4	= 9
TOTAL:	18 parking spaces required

The applicant is proposing to provide 18 parking spaces on-site. A new five-foot sidewalk and landscaping treatments will be constructed along the length of the property and a pedestrian entrance to the building is provided from the street. The applicant proposes to install two curb cuts and two parallel parking spaces which will replace the existing back-out parking conditions.

Comprehensive Plan Consistency:

The proposed development is consistent with the City's Comprehensive Plan in that the residential use and density proposed is permitted in the Medium High Residential land use category.

STAFF FINDINGS:

Staff recommends the Board approve this request, consistent with:

ULDR Section 47-5.36, Table of dimensional requirements for the RMM-25 district

ULDR Section 47-23.8, Waterway Use;

ULDR Section 47-23.11, Modification of Required Yards;

ULDR Section 47-25.2, Adequacy Requirements;

ULDR Section 47-25.3, Neighborhood Compatibility Requirements.

Should the Planning and Zoning Board recommend approval of the development, the following conditions apply:

1. If approved, the residential units are subject to School Board of Broward County public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC approval.
2. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A.

STRATEGIC CONNECTIONS:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics, and environmental quality of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Although this submittal is not subject to public participation due to submission timeframe, applicant has agreed to comply voluntarily with the new ordinance.

Exhibit

1. Public Participation affidavit and report.

PROJECT:

SUNSET DRIVE RESIDENCES
353 Sunset Drive, Ft. Lauderdale
DRC APPLICATION - MARCH 2015 - DRC#R15008

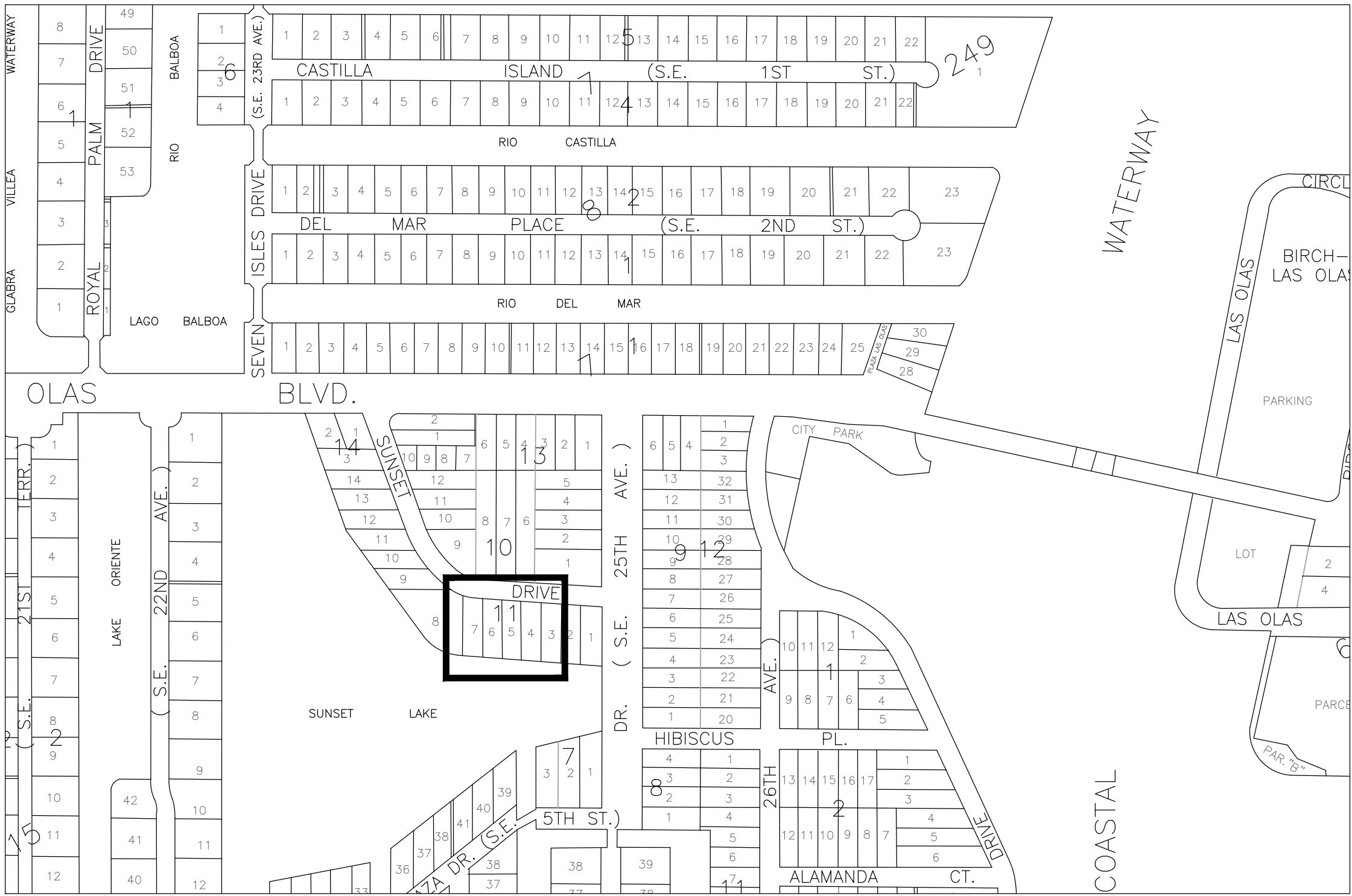
PROJECT TEAM:

ARCHITECT
Robert Swedroe, Architects
12000 Biscayne Blvd, #602, Miami, FL
305.891.2555

LANDSCAPE ARCHITECT
Witkin Hults Design Group
307 S. 21st Ave. Hollywood, FL
954.923.9681

CIVIL ENGINEER
FLYNN ENGINEERING SERVICES, PA
241 Commercial Blvd., LBTS, FL
954.522.1004

PHOTOMETRIC
STEVEN FELLER, P.E.
500 NE 3rd Ave., Ft. Laud., FL
954.467.1402



LOCATION SKETCH
scale: 1"=300'

DRC SHEET INDEX

- SURVEY
PLAT
BROWARD COUNTY AERIAL PHOTO
- C1 SITE PLAN
- A-2 FLOOR PLAN - GROUND
A-3 FLOOR PLAN -TYPICAL
A-4 FLOOR PLAN - ROOF
A-5 BUILDING CROSS SECTION - WEST
A-6 ELEVATIONS - NORTH + WEST
A-7 ELEVATIONS- SOUTH + EAST
- PH1.01 PHOTOMETRIC PLAN
- TD-1 DISPOSITION PLAN
LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE DETAILS
- C2 PAVING,GRADING AND DRAINAGE PLAN - CONCEPTUAL
C3 WATER & SEWER PLAN - CONCEPTUAL
ESC EROSION, SEDIMENT AND CONTROL PLAN

Prepared for: 353 Sunset LLC

FLYNN ENGINEERING SERVICES, P.A.

CIVIL ENGINEERS

Job No.

14-1180.00

Plot Date

03/02/15

Drawn by

DTR

Proj. Engr.

JMF

Appr. by

JMF

COVER

241 COMMERCIAL BLVD.

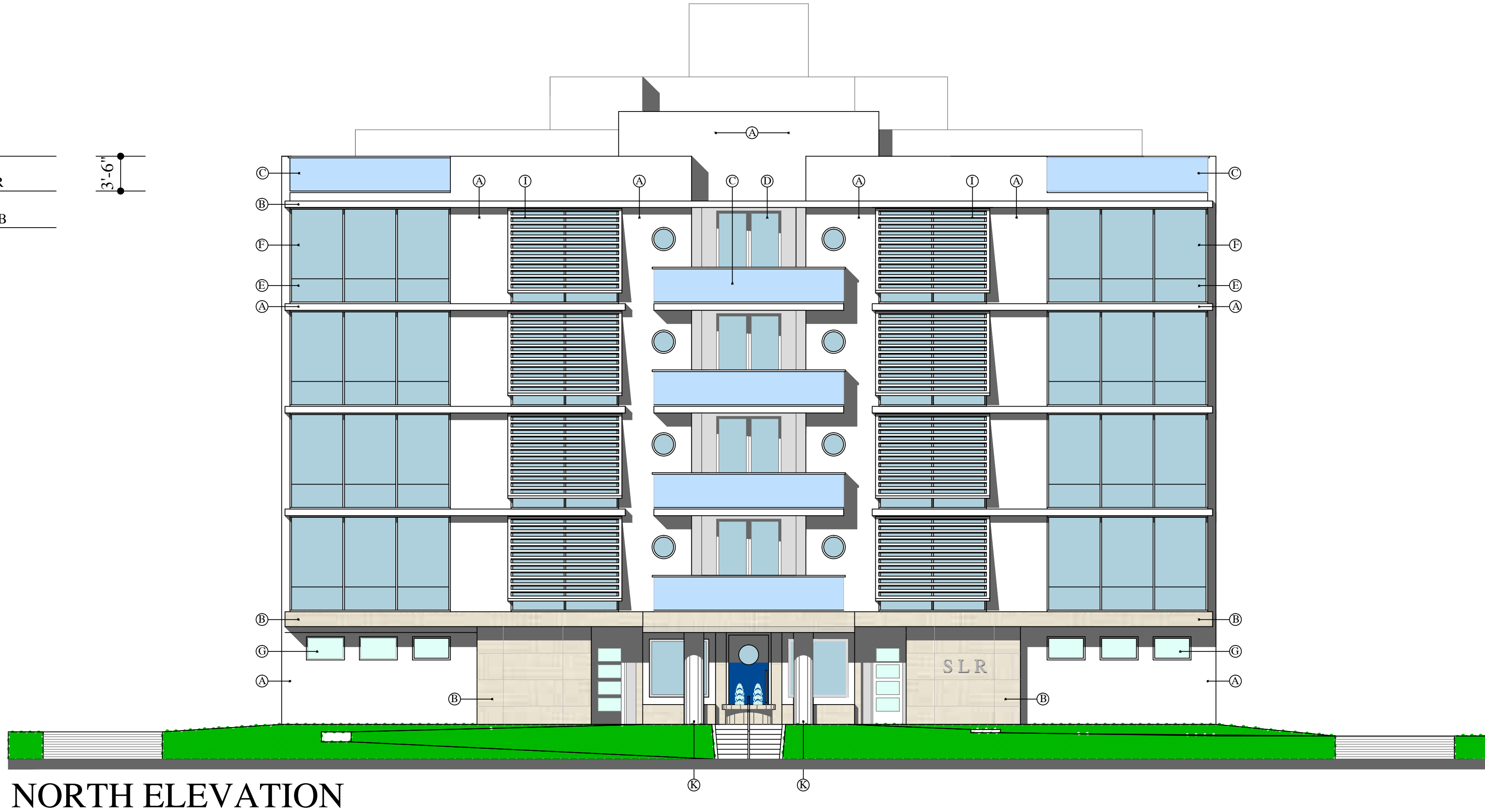
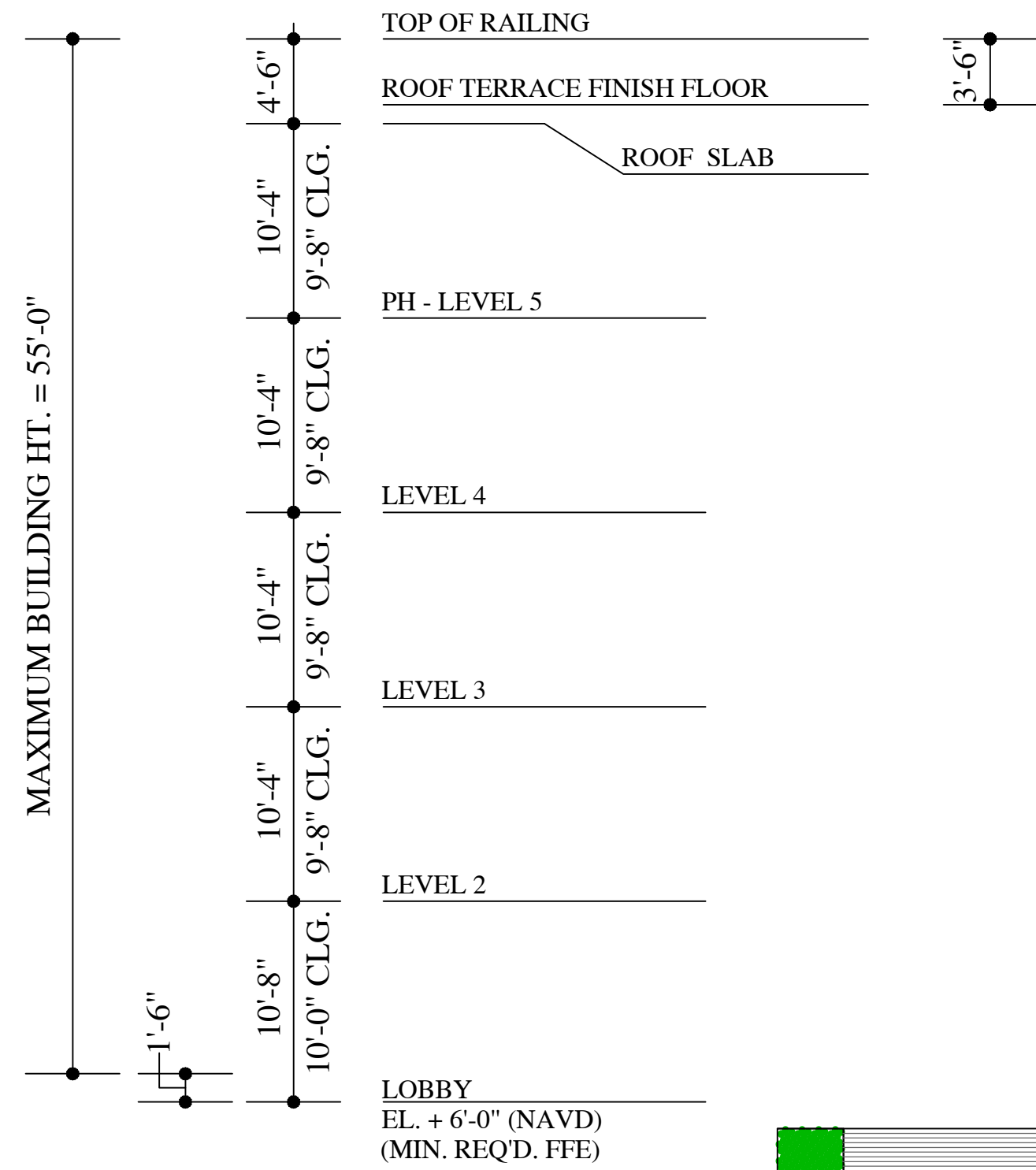
AUDERDALE-BY-THE-SEA, FL 33308

PHONE: (954) 522-1004

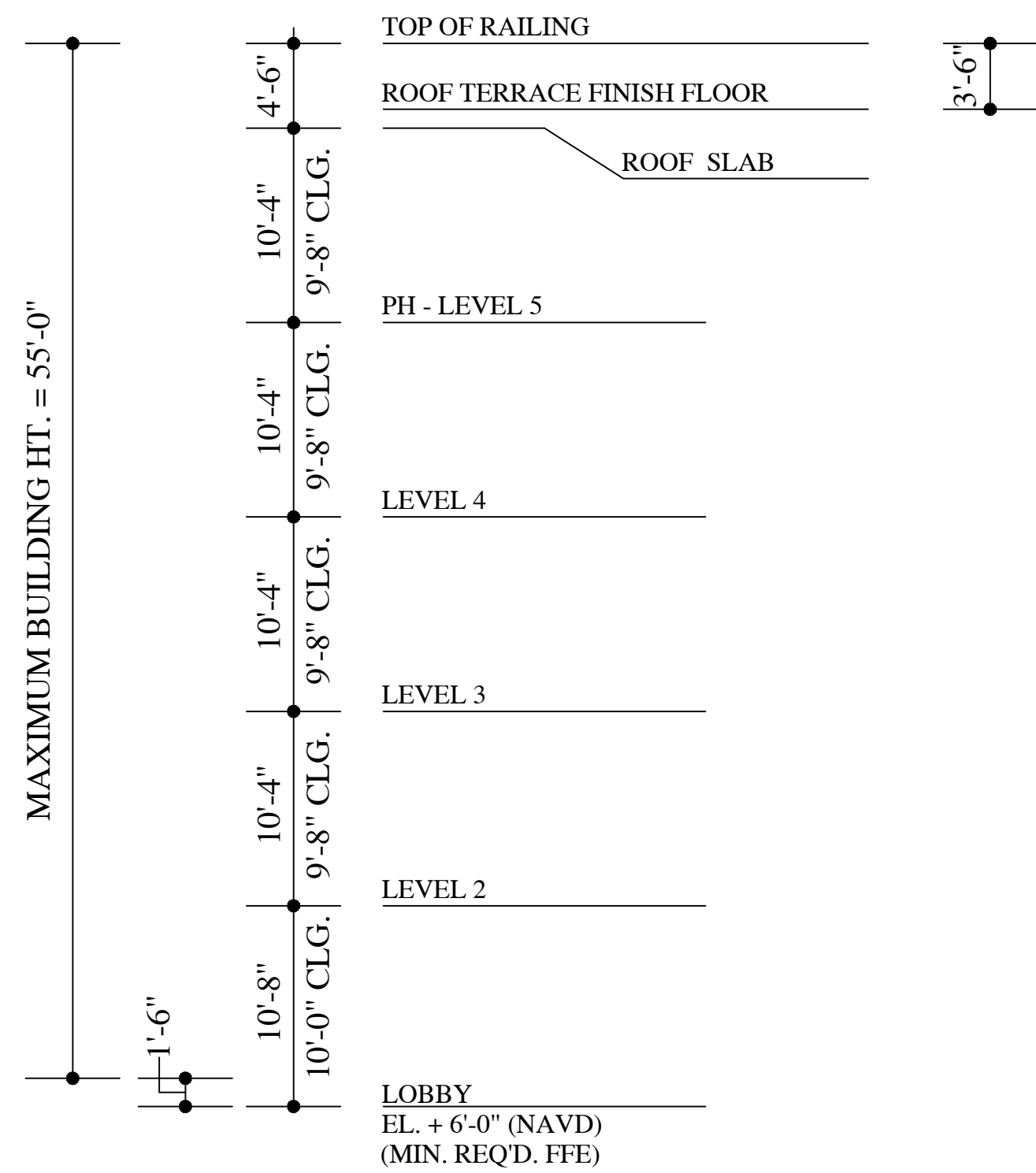
FAX: (954) 522-7630

www.flynnengineering.com

EB# 6578



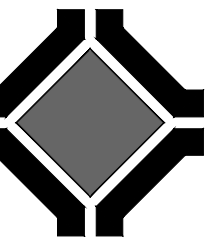
NORTH ELEVATION

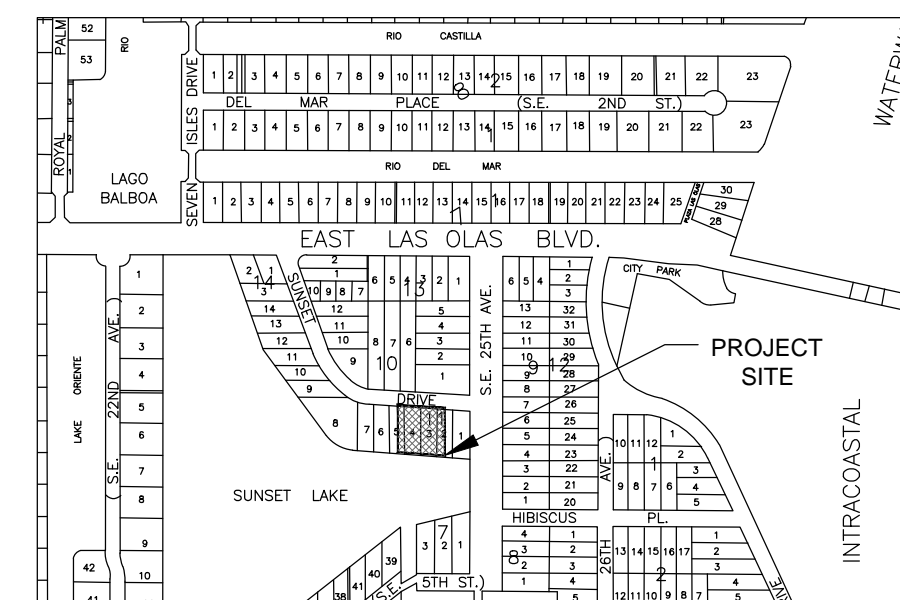
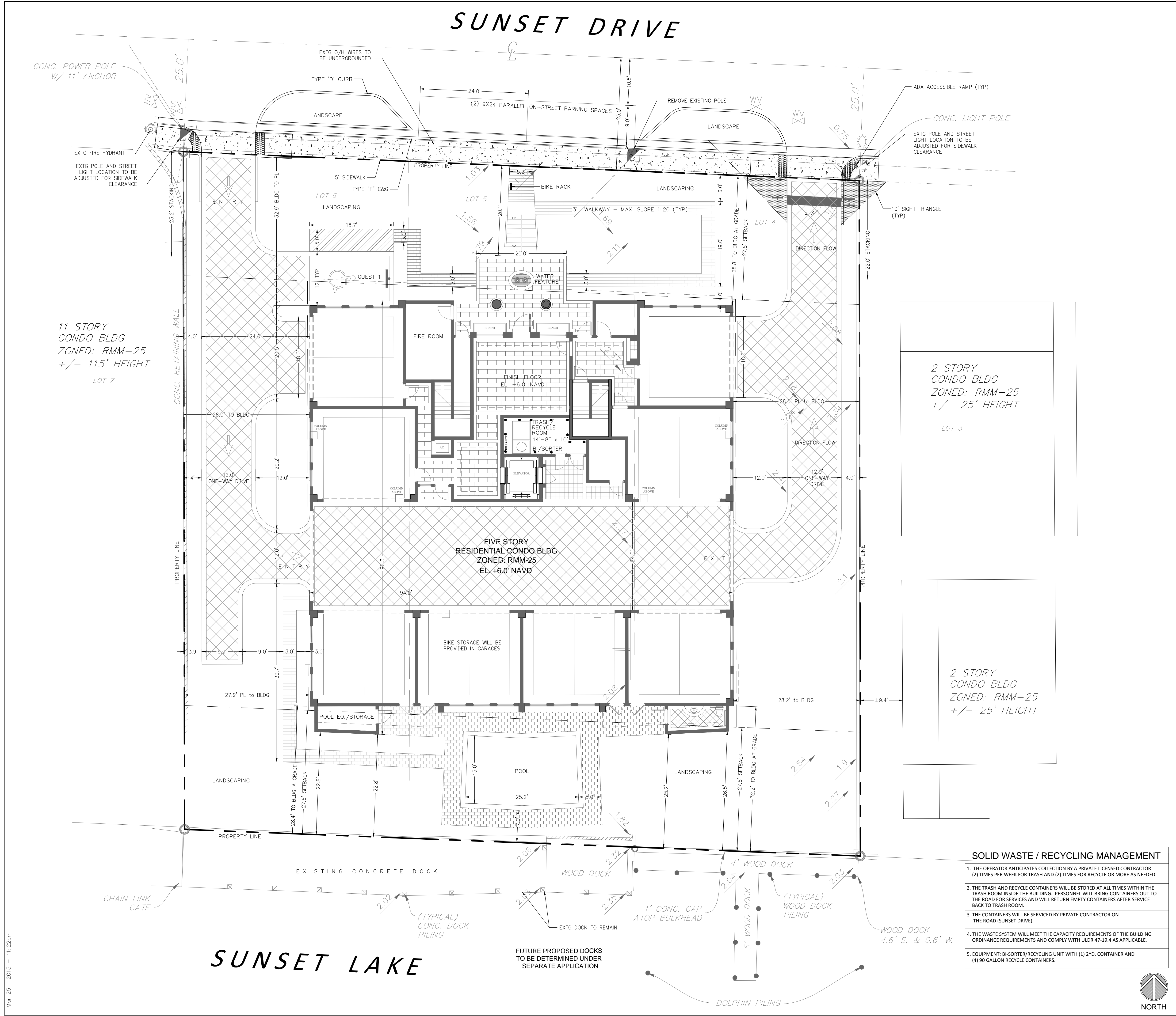


WEST ELEVATION

MATERIALS LEGEND

A	SMOOTH PAINTED STUCCO FINISH (WHITE)	G	TRANSLUCENT GLASS
B	TRAVERTINE STONE VENEER	H	ALUMINUM OVERHEAD DOOR
C	STRUCT. GLASS RAILING W/ STAINLESS CAP	I	FIXED HORIZ. LOUVER - LT. SATIN FINISH
D	SLIDING GL. DOORS - LT. SATIN FRAME	J	"GREEN WALL" VEGETATION
E	OPERABLE GL. WINDOW - LT. SATIN FRAME	K	STAINLESS STEEL CLADDING
F	FIXED GL. WINDOW - LT. SATIN FRAME		





LOCATION MAP

SCALE: 1=150'
TOWNSHIP 50 /SECTION 12 /RANGE 42

LEGAL DESCRIPTION

Lots 4, 5, and 6, Block 11, RIVIERA, according to the plat thereof, as recorded in Plat Book 6, Page 17, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of
Ft. Lauderdale, Broward County, Florida and containing
22,500 square feet or 0.5165 acres, more or less by plat.

SURVEY NOTES:

Reference Bench Mark: Broward County Benchmark # 106.
Elevation=4.02 (NGVD29), 2.44 (NAVD88)

Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:

This property lies in Flood Zone "AE",
Elev.= 5.0 Per Flood Insurance Rate Map No. 12011C0576 H
Dated: August 18, 2014. Community Panel No. 125105.

Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	RESIDENTIAL
CURRENT LAND USE DESIGNATION	HIGH (50) RESIDENTIAL
PROPOSED LAND USE DESIGNATION	HIGH (50) RESIDENTIAL
CURRENT ZONING DESIGNATION	RM-25
PROPOSED ZONING DESIGNATION	RM-25
ADJACENT ZONING DESIGNATION	RM-25
WATER/WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA	0.52 ACRES TOTAL/ 22,500 S.F.
TOTAL PERVIOUS EXISTING (LANDSCAPE)	3,728 S.F. (16.6%)
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	8,023 S.F. (35.6%)
TOTAL IMPERVIOUS EXISTING	18,772 S.F. (83.4%)
TOTAL IMPERVIOUS PROPOSED	14,477 S.F. (64.3%)
TOTAL BUILDING FOOT PRINT EXISTING	3,929 S.F. (17.5%)
TOTAL BUILDING FOOT PRINT PROPOSED	8,565 S.F. (38.1%)

RESIDENTIAL DEVELOPMENT: NUMBER OF UNITS	8 units (15.4 units/ac)
	4 (3 bedroom)
	4 (4 bedroom)
























PARKING DATA:	
ROOM TYPE = 2.2/UNIT-3 BEDROOM (4 units)	9 SPACES
ROOM TYPE = 2.2/UNIT-4 BEDROOM (4 units)	9 SPACES
TOTAL PARKING REQUIRED	18 SPACES
TOTAL PARKING PROVIDED	18 SPACES

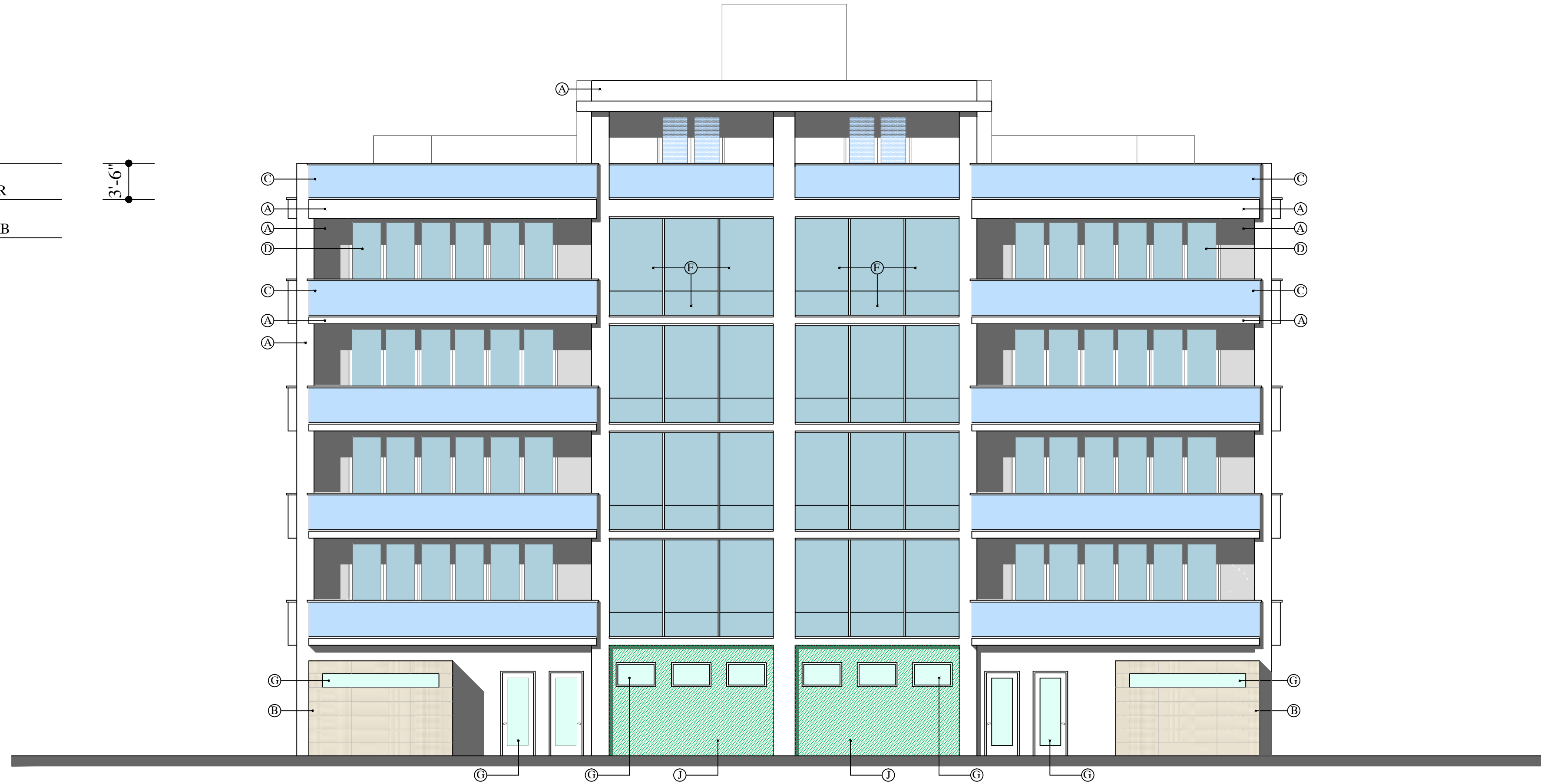
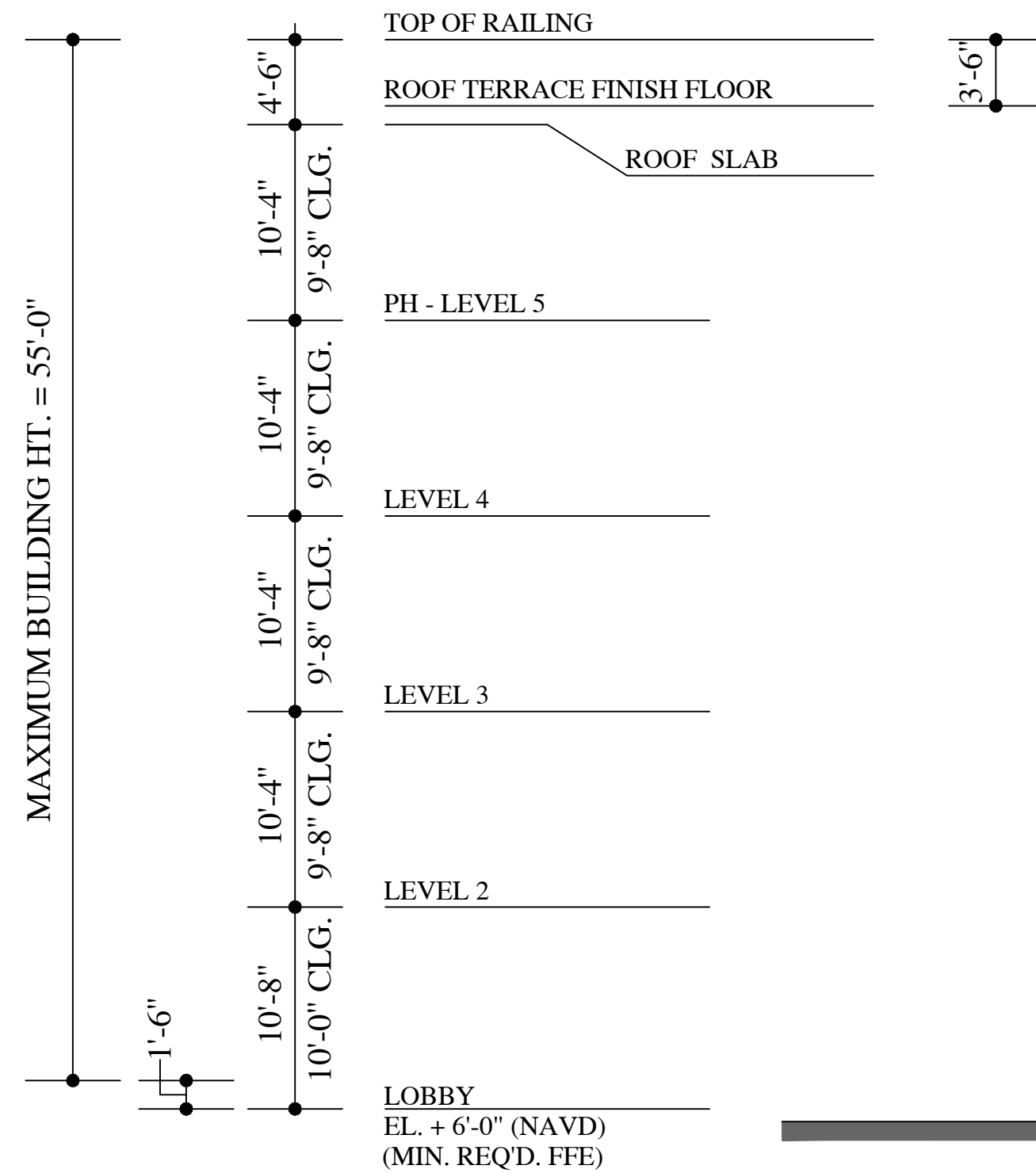
TOTAL BUILDING SQUARE FOOTAGE (gross)	39,840 G.S.F.
FLOOR AREA RATIO (F.A.R.)	39,840 S.F./ 22,500 S.F. = 1.77
BUILDING HEIGHT	55' - 0" (from Min. Req. FTE 6.0 NAD) to top of main roof railing
NUMBER OF STORIES	5
BUILDING WIDTH & LENGTH	94' X 95'
LOT WIDTH	150' X 150'
LOT COVERAGE (BLDG)	8,565 S.F. (38.11%)
OPEN SPACE	13,350 S.F. (59.33%)
LANDSCAPE AREA	8,023 S.F. (35.6%)
VEHICULAR USE AREA (VUA)	3,553 S.F. (15.8%)

SETBACKS

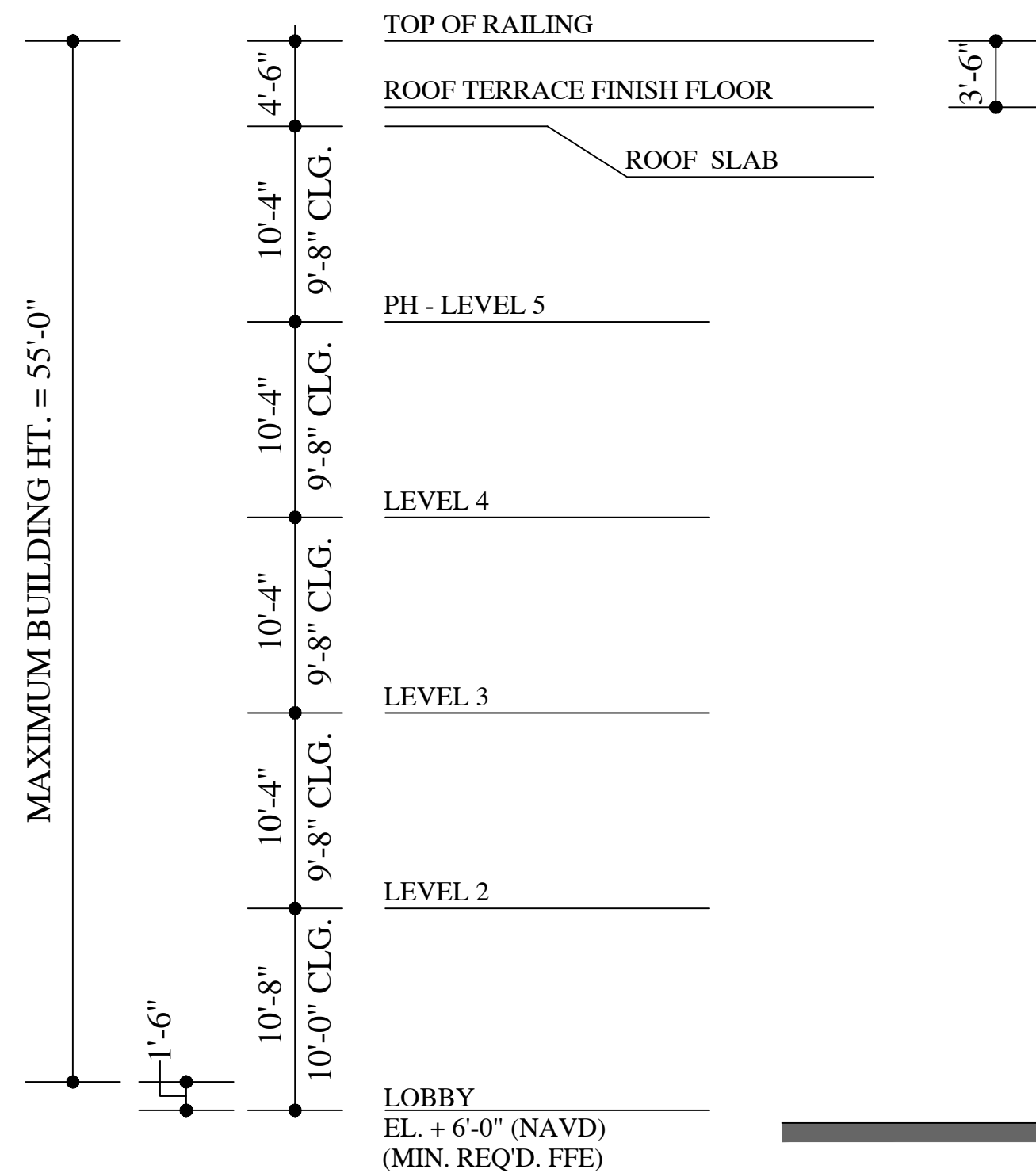
EAST (SIDE YARD)	27.5' FEET	27.5' FEET
NORTH (FRONT YARD)	27.5' FEET	27.5' FEET
SOUTH (REAR YARD)	27.5' FEET	27.5' FEET
WEST (SIDE YARD)	27.5' FEET	27.5' FEET

LEGEND

	PROPOSED ELEVATION		SANITARY FORCE MAIN
	EXISTING ELEVATION		VALVE
	PROPOSED CATCH BASIN		FIRE HYDRANT
	PROPOSED PLUG		CLEANOUT
	TEE		EDGE OF PROPOSED PAVEMENT (ASPHALT)
	WATER METER		DIRECTION OF SURFACE DRAINAGE
	DOUBLE DETECTOR CHECK W/ WAFER		SAMPLE POINT
	WAFER CHECK VALVE ON DOWNSTREAM SIDE		EXIST. WATER LINE
	REDUCED PRESSURE BACKFLOW PREVENTOR		EXIST. UTILITY LINE TO BE REMOVED
	DIRECTIONAL FLOW ARROW AND GRAVITY SEWER		PROPOSED CONCRETE
	PROPOSED MANHOLE		FIRE DEPARTMENT SIAMSE CONNECTION
	WATER MAIN		



SOUTH ELEVATION



EAST ELEVATION

MATERIALS LEGEND

A	SMOOTH PAINTED STUCCO FINISH (WHITE)	G	TRANSLUCENT GLASS
B	TRAVERTINE STONE VENEER	H	ALUMINUM OVERHEAD DOOR
C	STRUCT. GLASS RAILING W/ STAINLESS CAP	I	FIXED HORIZ. LOUVER - LT. SATIN FINISH
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